066.0	0004	0003.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,800 /	773,800
					USE VALUE:	773,800 /	773,800
					ASSESSED:	773,800 /	773,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DANEHY STEVEN L/TRUSTEE
Owner 2:	DANEHY IRREVOCABLE TRUST
Owner 3:	
Street 1:	285 PAPERMILL LN
Street 2:	
Twn/City:	FAIRFIELD
St/Prov:	CT Cntry: Own Occ: N
Postal:	06824 Type:

PREVIOUS OWNER

Owner 1:	DANEHY VIRGINIA M -
Owner 2:	-
Street 1:	14 EDGEHILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,376 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Brick Veneer Exterior and 2029 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5376.000	362,300	4,600	406,900	773,800
Total Card	0.123	362,300	4,600	406,900	773,800
Total Parcel	0.123	362,300	4,600	406,900	773,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.37 | /Parcel: 381.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 42340
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	301,700	4600	5,376.	406,900	713,200	713,200	Year End Roll	12/18/2019
2019	101	FV	239,200	4600	5,376.	377,800	621,600	621,600	Year End Roll	1/3/2019
2018	101	FV	239,200	4600	5,376.	377,800	621,600	621,600	Year End Roll	12/20/2017
2017	101	FV	239,200	4600	5,376.	331,300	575,100	575,100	Year End Roll	1/3/2017
2016	101	FV	239,200	4600	5,376.	302,300	546,100	546,100	Year End	1/4/2016
2015	101	FV	233,200	4600	5,376.	267,400	505,200	505,200	Year End Roll	12/11/2014
2014	101	FV	233,200	4600	5,376.	252,900	490,700	490,700	Year End Roll	12/16/2013
2013	101	FV	233,200	4600	5,376.	240,600	478,400	478,400		12/13/2012

!5673!

PRINT

Date	Time
12/10/20	20:31:51

LAST REV

Date	Time
10/06/20	11:07:58
danam	
5673	

USER DEFINED

Prior Id # 1:	42340
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANEHY VIRGINIA	59824-58		8/23/2012	Convenience	99	No	No		
	9655-241		1/1/1901	Family		No	No		Robert T Denehy dod 10/16/78

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2019	897	Redo Kit	174,500	C				
11/5/2009	1111	New Wind	3,438					
11/1/2007	1006	New Wind	8,700					
4/29/1999	230	Manual	3,000					REROOF PORCH
5/26/1998	320	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	Mail Update	MM	Mary M
7/1/2020	Permit Visit	DGM	D Mann
11/9/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Entry Denied	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5376		Sq. Ft.	Site		0	70.	1.08	12									406,896						406,900	

Total AC/HA: 0.12342 | Total SF/SM: 5376 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 406,896 | Spl Credit | Total: 406,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34813833
Const Adj.:	1.01411188
Adj $ / SQ:	170.895
Other Features:	76500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	445026
Depreciation:	82775
Depreciated Total:	362251

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

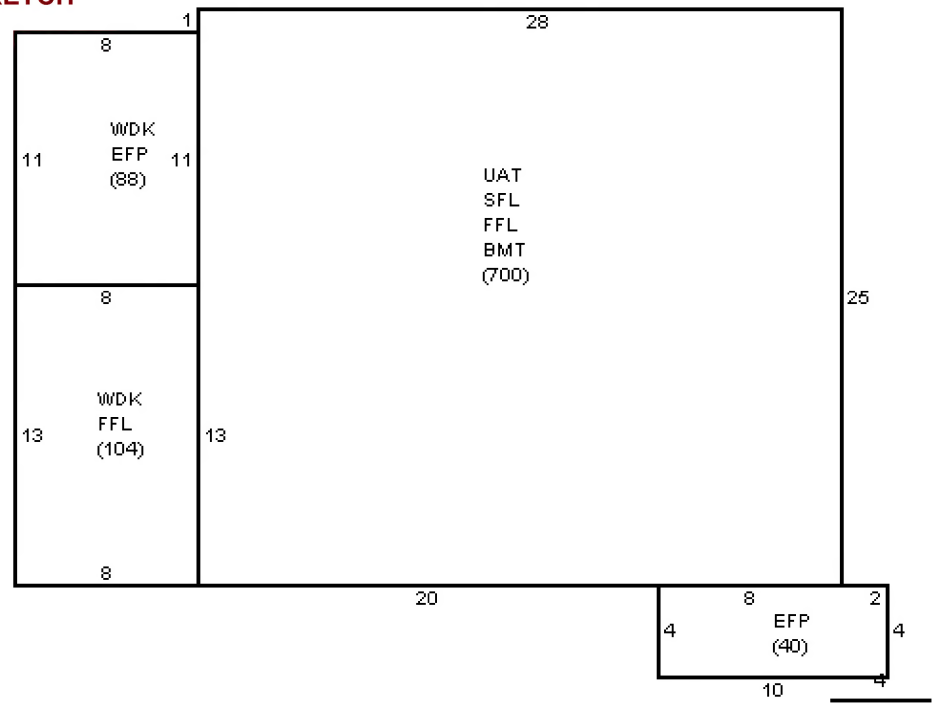
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.98
Special Features:	0	Val/Su Net:	134.23
Final Total:	362300	Val/Su SzAd	240.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	804	170.900	137,400
BMT	Basement	700	59.470	41,630
SFL	Second Floor	700	170.900	119,627
WDK	Deck	192	11.370	2,182
UAT	Upper Attic	175	119.630	20,935
EFP	Enclos Porch	128	49.180	6,295

Net Sketched Area:	2,699			Total:	328,069
Size Ad	1504	Gross Are	3224	FinArea	2029

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1934	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:	Total: 4,600